

Liber 404, at folio 419, one of the Land Records of Frederick County aforesaid, containing a partial mete and bound description, with acreage of 63 A., 3R. and 10 Sq. pcs., more or less, and LESS the acreage or parts thereof heretofore conveyed therefrom by the grantors herein, viz., (1) To Regis J. Miller, et ux., by deed dated July 20, 1946, and duly recorded in Liber 455, at folio 301; (2) to Claude Gochenour, by deed dated August 24, 1946, and duly recorded in Liber 457, at folio 61; and (3) To State Roads Commission, by deed, dated July 15, 1949, and duly recorded in Liber 479, at folio 562, all Land Records of Frederick County aforesaid, leaving the remainder acreage hereby intended to be conveyed Sixty Acres, more or less (the Tax Assessment being now 58 and 2/3 acres)."

Together with the buildings and improvements thereupon, erected, made, or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances, and advantages, to the same belonging or in anywise appertaining.

To have and to hold the above granted pieces or parcels of land or ground and premises above described or mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the only proper use, benefit and behoof forever of the said William Albert Frailey and Alice Hetzel Frailey, his wife, and Marjorie Edna Crist, unmarried, daughter of the aforesaid Alice Hetzel Frailey, and Carl William Crist, unmarried, son of the aforesaid Alcie Hetzel Frailey, of Emmitsburg, Frederick County, State of Maryland, parties of the second part, as joint tenants, not as tenants in common, their heirs and assigns forever in fee simple.

And the said parties of the first part covenant that they will warrant specially and generally the property hereby conveyed; that they are seized of the land hereby conveyed; that they have a right to convey said land; that the said parties of the second part shall quietly enjoy said land; that the parties of the first part have done no act to encumber said land and that they will execute such further assurances of said land as may be requisite.

Witness our hands and seals.

Test:

Bernard J. Eckenrode
Bernard J. Eckenrode

Thomas J. Frailey (SEAL)
Thomas J. Frailey